



MILL HOUSE FARM

CRUCKMEOLE | HANWOOD | SHREWSBURY | SY5 8JN





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Shrewsbury 5.6 miles | Telford 18.2 miles
(all mileages are approximate)

AN IMPRESSIVE GARDE II LISTED DETACHED COUNTRY RESIDENCE,
PROVIDING EXTENSIVE ACCOMMODATION, SET IN LOVELY GARDENS
AND ADDITIONAL PASTURE LAND IN THIS DELGITHFUL LOCATION.

Large detached period house
Gardens and land
Garages and parking
Attractive and convenient location
In all approx. 8.2 acres



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury proceed west and at the main roundabout with the A5 continue straight across on the A488 (Bishops Castle Road). Proceed through the village of Hanwood, and after approximately a quarter of a mile, continue past the right turning for Cruckton, round the bend veering left and the private driveway to the property will be identified on the right hand side.

SITUATION

The property is positioned just outside the popular village of Hanwood which offers a basic range of amenities including a village shop, pub and primary school. The larger village of Pontesbury is approximately three miles away and contains a further variety of local shops including a very popular butchers/bakery. There is also a secondary school in the village. More extensive amenities are easily accessible at the county town of Shrewsbury which offers a cosmopolitan town centre including an excellent range of shops, international cuisine, theatre and cinemas. In addition to the state schools, there are a number of private schooling options including Prestfelde, Shrewsbury, Shrewsbury High School, Wrekin College, Ellesmere College, Packwood Haugh, Oswestry and Moreton Hall. The rail station offers services to Manchester Piccadilly, Wolverhampton, Birmingham, London and Cardiff. The property offers good communications with access to Shrewsbury A5 linking east towards Telford and thereon to Wolverhampton and Birmingham, including the M6. Alternatively north to Oswestry with further links through to Wrexham and Chester. Regional airports include Birmingham, Manchester and Liverpool.

PROPERTY

Located in the rural hamlet of Cruckmeole, near Hanwood, Mill House Farm is a substantial and characterful Grade II listed period residence with an adjoining former mill, offering extensive and



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Halls. REF: 1416501

versatile accommodation together with beautifully appointed self-contained apartments, generous gardens and adjoining paddock land.

This impressive property presents a rare opportunity for multi-generational living, lifestyle purchasers or those seeking additional income potential in a delightful Shropshire setting.

THE MAIN HOUSE

The ground floor offers a wealth of character and well-proportioned living space, including two delightful reception rooms, each enjoying attractive outlooks and period features. A traditional farmhouse kitchen forms the heart of the home, complemented by a utility room, boot room, guest WC and a large workshop. A versatile music/multi-purpose room

Approximate Area = 3832 sq ft / 356 sq m
 Limited Use Area(s) = 84 sq ft / 7.8 sq m
 Plan 1 = 986 sq ft / 91.6 sq m
 Plan 2 = 638 sq ft / 59.3 sq m
 Plan 3 = 533 sq ft / 49.5 sq m
 Garage = 342 sq ft / 31.8 sq m
 Outbuilding = 448 sq ft / 41.6 sq m
 Total = 6863 sq ft / 637.6 sq m

For identification only - Not to scale





provides further flexibility for family living or working from home.

To the first floor are four bedrooms, including a principal bedroom with en-suite shower room. There is also a study, family bathroom, additional shower room, separate WC and a laundry room.

The second floor provides two further bedrooms, ideal for guests, teenagers or hobby space.

THE FORMER MILL & APARTMENTS

Positioned to the rear and forming part of the former mill building are three beautifully appointed and attractively presented self-contained apartments. Two apartments offer two bedrooms, and one provides a one-bedroom layout.

These superbly converted units are ideal for multi-generational occupation, guest accommodation, holiday lets or supplementary rental income, all while maintaining privacy from the main residence.

OUTSIDE

The property is approached via a sweeping driveway extending along the side of the house to the rear, where there is a generous parking area suitable for numerous vehicles and access to the garaging.

GARDENS

The property enjoys a beautiful setting with extensive lawned gardens to the front, comprising large flowing lawns interspersed with mature shrubs and specimen trees. There is a variety of fruit trees including plum and cooking apples.

To the side and rear, an expansive Indian sandstone sun terrace provides a superb outdoor entertaining space with ample room for seating and potted plants, together with a covered seating area complete with sun awning.

THE LAND

The land is divided into two principal paddocks both laid to pasture.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity, gas are understood to be connected, drainage is to a septic tank. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – G



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



